

**1212 Cornerstone Street NE  
Calgary, Alberta**

**MLS # A2210258**



**\$469,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this well-maintained 4-bedroom, 2.5 bathroom townhouse in the vibrant community of Cornerstone, Calgary. Built in 2016, this home remains in immaculate condition, offering a modern and stylish living space. The main floor features an upgraded kitchen with quartz countertops, a long central island, and sleek stainless steel appliances, seamlessly flowing into a bright and inviting living area. upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite, along with two additional bedrooms and another full bathroom. the lower level offers an attached heated garage and a versatile office space, which can also be easily converted to a bedroom, making it perfect for accommodating guests or extended family. Recent upgrades include updated flooring, tiles, and quartz finishes. Additional features such as a side entry, central vacuum rough-in, pendant lighting, and built-in decorative shelving add to the home's appeal. This west facing unit receives plenty of natural light, making it a warm and welcoming space. Don't miss out on this fantastic opportunity - Contact me today and book your private showing.